018.0	0007	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,800 / 824,800
					USE VALUE:	824,800 / 824,800
					ASSESSED:	824,800 / 824,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANTON MICHAEL A
Owner 2:	MANTON YVONNE M
Owner 3:	
Street 1:	20 COLONIAL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANTON MICHAEL A -
Owner 2:	MANTON YVONNE M -
Street 1:	20 COLONIAL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,775 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1977 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5775.000	320,500		504,300	824,800
Total Card	0.133	320,500		504,300	824,800
Total Parcel	0.133	320,500		504,300	824,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.24 | /Parcel: 417.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 13292

GIS Ref

GIS Ref

Insp Date 11/08/17

!1577!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,300	0	5,775.	504,300	824,600	824,600	Year End Roll	12/18/2019
2019	101	FV	254,900	0	5,775.	652,600	907,500	907,500	Year End Roll	1/3/2019
2018	101	FV	247,700	0	5,775.	415,300	663,000	663,000	Year End Roll	12/20/2017
2017	101	FV	247,700	0	5,775.	379,700	627,400	627,400	Year End Roll	1/3/2017
2016	101	FV	247,700	0	5,775.	308,500	556,200	556,200	Year End	1/4/2016
2015	101	FV	242,000	0	5,775.	308,500	550,500	550,500	Year End Roll	12/11/2014
2014	101	FV	242,000	0	5,775.	281,200	523,200	523,200	Year End Roll	12/16/2013
2013	101	FV	242,000	0	5,775.	267,600	509,600	509,600		12/13/2012

PRINT

Date	Time
12/10/20	17:09:22

LAST REV

Date	Time
11/01/18	14:57:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1577

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONDON-KEANE El	1219-85		3/24/2000		385,000	No	No		
	1200-147		2/11/1999	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	13292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2008	152	Re-Roof	6,100			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2017	Inspected	BS	Barbara S
10/27/2017	MEAS&NOTICE	BS	Barbara S
2/4/2009	Meas/Inspect	189	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5775		Sq. Ft.	Site		0	85.	1.03	2									504,261						504,300	

Total AC/HA: 0.13258 | Total SF/SM: 5775 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 504,261 | Spl Credit | Total: 504,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26475406
Const Adj.:	1.01595843
Adj $ / SQ:	160.617
Other Features:	97000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464443
Depreciation:	143977
Depreciated Total:	320465

COMMENTS

OF = XTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

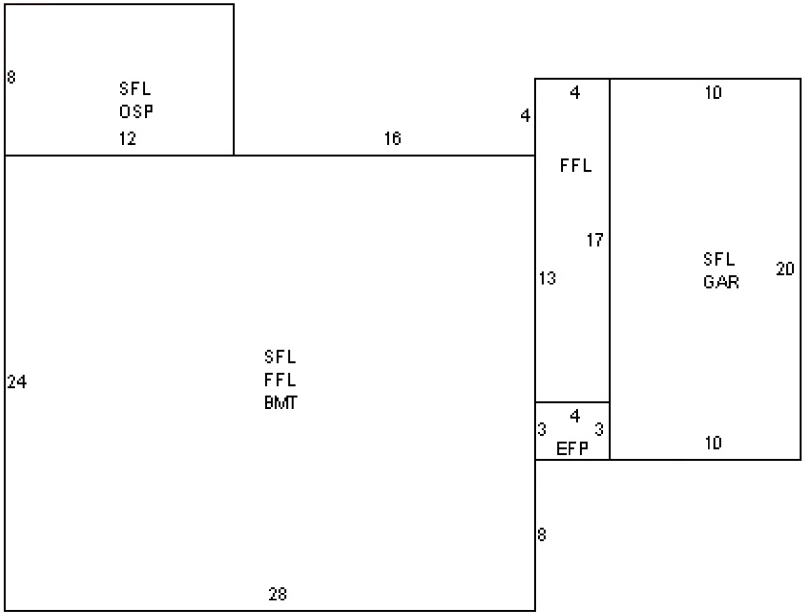
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.68
Special Features:	0	Val/Su Net:	119.23
Final Total:	320500	Val/Su SzAd	187.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	968	160.620	155,477
FFL	First Floor	740	160.620	118,857
BMT	Basement	672	60.710	40,799
GAR	Garage	200	27.940	5,588
OSP	Screen Porch	96	37.650	3,614
EFP	Enclos Porch	12	73.760	885

Net Sketched Area:	2,688			Total:	325,220
Size Ad	1708	Gross Are	2688	FinArea	1977

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0007-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	